



VOLUNTEER APPOINTED TO BOARD

June 3, 2017

After reviewing several impressive resumes from candidates, at the May Board Meeting, the Board appointed Ms. Giavanna Ippolito to fill the vacant spot. Gia is new to the Association and the Board looks forward to her input.

CHILDREN IN DANGER OF GETTING INJURED

It's been reported that some unsupervised children have been seen playing in the parking lot by 7620. As you know, the parking lot and/or driveway is not a playground. Many vehicles go in and out right there so the area is very unsafe for the kids. Since Ellwood School is just a stone throw away, please take them to the playground there where it's a designated area for the youngsters. Thank you.

DESIGNATED SMOKING AREAS AVAILABLE

There are several strategic designated smoking areas in the Development. If you must smoke, please find the location nearest you. Please refrain from smoking on your balcony or patio and throwing your cigarette butts in the common area. Thank you.

ASPHALT REPLACEMENT CONSIDER

The Board will be reviewing bids and consider various options to deal with the crumbling asphalt at the next meeting. If removal and replacement is chosen, it will be a major project that will take, from start to finish, 6 – 8 weeks. Please stay tuned.

ASSOC WELCOMES NEW MEMBERS

The Association would like to welcome its latest members: Mr. & Mrs. J. Bellevue, Mr. & Mrs. C Lopez, Mr. & Mrs. T. Doty.

DRYER VENTS NEED CLEANING

Over time, your dryer vent may be filled with lint. The worst scenario with trapped lint in a duct or flex line is that it be a fire hazard. Best scenario is that it will cause your dryer to work harder and be less efficient.

Therefore, please take time to have your vent cleaned and/or the flex line replaced.

HANGING SURFBOARDS & BIKES FROM BUILDING PROHIBITED

Over the years, the Association has spent hundreds of thousands of dollars to repair siding due to dry rot. When a surfboard or bike is hung from the building, it increases the chance of potential dry rot. Consequently, the Association has prohibited items being hung from the siding, beam, or structure. If you have anything hanging from the building, please have them removed.

As an additional reminder, front landings, doorsteps, walkways, stairs, and patios are not exclusive use common areas and should not be treated as such.

REPORT BURNT OUT LIGHT BULBS

If you notice any common area light that is burnt out around the complex, please call or send an email to JamesN@Bartlein.com. For efficiency sake, please include all the specific details as to type and location. If able, please include a photo. Thank you.

NO DOGS ALLOWED OVER 25 LBS

As a reminder, per the CC&R's, only one (1) dog is allowed per unit and no dogs are allowed in the complex weighing over 25 pounds...even visitor's dog. If you have a guest with an

oversized dog, please ask your guest to leave the dog at home. Thank you.

INSURANCE INFO FOR REFINANCE

If you are refinancing your home loan, your lender may need to obtain an insurance dec page. You may call Timothy Cline Insurance Agency at 800-966-9566 and ask for Natalie.

ALL EXTERIOR ALTERATIONS REQUIRE BOARD'S PRE-APPROVAL

In order to keep things uniform, all exterior alterations (doors, windows, patio flooring, etc.) must have the Board's pre-approval. Otherwise, the Board will ask you to restore the altered item at your own cost or have it done and pass all related costs on to you. When in doubt, make your request known to the Board. To request for consideration, please email your request with specs, photos or plans to the Board, c/o Mgmt, at the address below. Please do so at least 7-10 days before a board meeting. Thanks.

MAINTENANCE CONCERNS? CALL MANAGEMENT

If you see a maintenance issue around the complex, please call 569-1121 #204 or send an email to JamesN@Bartlein.com. Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

ASSOCIATION TO REPAIR FAULTY PRESSURE REGULATOR AND BILL UNIT OWNER

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

PLEASE CHECK FOR LATEST INFO ON ASSOCIATION WEBSITE

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas,

minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

NEW INFORMATION NEEDED

It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. Also, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Thank you.

PLEASE CALL FOR FASTER RESPONSE WITH MAINTENANCE ISSUES

If you have a maintenance issue, please call Management rather than sending an email. You may dial 805-569-1121 #204. Thank you.

BOARD MEETING SCHEDULED; AGENDA ENCLOSED;

The next monthly Board Meeting is scheduled for **Thursday, June 8, 2017, at 6PM**, at 7610 Hollister Ave (Meeting Room). Unless otherwise notified, the board meetings are usually on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is sent, posted at the mailbox area and/or posted on the website at least 4 days before.

The Association requires current contact information from all owners. If you move, have a change in renters or contact information, please provide that information to the Association at the address below.

If you rent, you are responsible to forward the newsletter to your tenants. Thank you.

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